

TOWN OF STOW
PLANNING BOARD

Minutes of the January 10, 2017 Planning Board Meeting

Planning Board Members Present: Lori Clark, Ernie Dodd, Len Golder, Steve Quinn,
Margaret Costello

Voting Associate Member: Mark Jones

Lori Clark called the meeting to order at 7:00 pm

Discussion of Meeting Minutes

Minutes of January 3, 2017

Ernie Dodd moved to approve the minutes as written.

Steve Quinn Seconded.

VOTED: 5-0 Unanimously in favor (Lori Clark, Margaret Costello, Ernie Dodd, Steve Quinn, Len Golder, -Yea).

Public Input

None.

Member Updates

Ernie Dodd provided updates from the Community Preservation Committee. Randall Library presented the refurbishing of the second floor of the building. Carver Hill Orchard and Small Farm are each applying for a Conservation Restriction on their deeds, asking for CPC funds to help preserve. Town Center Park at 323 Great Road also asked for funds to support the project. Two affordable units on Pine Point were also discussed.

Mark Jones attended a recent Zoning Board of Appeals meeting, and gave an update on two variances- one regarding plumbing in a garage, and another regarding a tear down to be rebuilt on a small lot, decreasing but not eliminating setback nonconformance.

Planner's Report

Dental Office

A dentist is looking to locate at the former Stepping Stone school on Gleasondale Road. The question of business use has come up in the past relating to whether the building may qualify as historic. At one time, it was suggested that it was a historic building and could therefore qualify under the bylaw. The other question is whether the site's ongoing use as a business district has grandfathered the property in any way.

Jillian's Lane

Jesse Steadman reported that he met with the applicants for Jillian's Lane to discuss the pause in construction and the items that are still needed to be completed prior to any work commencing. The applicant agreed that a pre-construction meeting with Sue Carter and Greg Roy would be beneficial. The meeting will be scheduled for next week.

Selectmen

Jesse Steadman said he had a conversation with Jim Salvie regarding the best way to involve the cycling community in upcoming transportation projects. He also noted that it would be beneficial to have Planning Staff provide a presentation on the proposed plans for Lower Village to the Selectmen, to bring them up to speed on the improvements slated for construction.

Regency

Sue Carter has not heard back from the Construction team at Toll Brothers as to the schedule of work and has therefore not set up any inspection dates. Planning Staff have prepared aspects of the LAU document in preparation for further discussion regarding the affordable documentation.

School Lot

Jesse Steadman reported that Planning Staff are close to finalizing a School Lot planning document to share with residents of Gleasondale after a successful design forum earlier in the fall. The document will help the Planning Department further discussions regarding which department should manage the School Lot property.

Municipal Separate Storm Sewer Systems (MS4) Permits

Significant changes to the MS4 Permit become official in July. The Town currently holds MS4 permits, which requires compliance with the Clean Water Act, and reports on its management annually. The new requirements for the MS4 permits will alter how the Town reports stormwater management, and will likely require increased coordination between multiple departments.

Carver Hill Orchards

Jesse Steadman said that the orchard is looking at the potential for creating 2-3 lots, similar to what was done at Stiles Farm. This would create a paper lot to provide frontage to one hammerhead lot and one regular lot.

Lower Village Improvements

Jesse Steadman said that the Planning Department anticipates receiving an updated proposal from consultants at Howard/ Stein-Hudson.

Public Meeting*

*The Planning Board learned after the January 10th meeting that proof of abutter notification was not obtained. A public hearing with the applicant will be held on February 14th at 7:30pm.

Commercial Solar Photovoltaic Renewable Energy Installation Special Permit and Site Plan Approval- 93 Delaney Road

Present: *Andy Bergrud, AES Distributed Energy*

*Ernie Dodd moved to waive the reading of the Public Hearing notice.
Steve Quinn seconded.*

VOTED: 5-0 Unanimously in favor (Lori Clark, Ernie Dodd, Steve Quinn, Len Golder, Margaret Costello- Yea).

Andy Bergrud provided an overview of the site, stating that it is currently managed by Stow Solar LLC, formerly known as Syncarpha Stow. The original Special Permit is dated September 28, 2012. Stow Solar acquired the site in 2015, without knowing of the requirement for annually renewing the Special Permit.

Andy Bergrud stated that since the beginning of the operation, the site has produced over 9 gigawatt hours of energy, enough to power around 315 homes. The operation of the site hasn't changed since the original permit was received. Stow Solar contracts landscaping and mechanical maintenance to another company, whose contact information, along with Stow Solar's, is up to date and posted clearly on the site. The site is landscaped to reduce its visual impact and is fully fenced for security.

Safety

Ernie Dodd asked about the safety of firefighters and whether they have received updates to their training. The Board agreed that the decision can be conditioned to invite the Fire Chief to the site for a reorientation.

Escrow Agreement

Andy Bergrud reviewed the escrow agreement, stating that Stow Solar set up an agreement with Cambridge Appleton trust, though they have since resigned as the escrow agent. A new account was set up with Zions First National Bank, based in Utah, although the bank would like to wait until a new special permit is in place before finalizing the agreement. Ernie Dodd stated that the Board has in the past required that the bond be held with a Massachusetts company so that the Board has the appropriate controls. AES could opt to use the Town Treasurer as the escrow agent, though the account would garner less

interest. The Board discussed the timing of executing the agreement, agreeing that the decision would be signed by the Board first, to be accepted by the escrow agent, after which the plan would be endorsed by the Board.

Lori Clark noticed that the time the Town has to respond to the resignation of the escrow agent has been decreased by 30 days and asked that this revert to the original 60 days. Andy Bergrud was not familiar with the reasoning behind this change, and would look to see if this can be amended.

Mark Jones noted that in Section 11 of the escrow agreement, it may be beneficial to leave in language including the Town of Stow, as the Board isn't an enforcement agent. This could state the Town of Stow or the Town Administrator.

Ernie Dodd moved to close the Public Hearing for a Commercial Solar Photovoltaic Renewable Energy Installation Special Permit and Site Plan Approval.

Len Golder Seconded.

VOTED: 6-0 Unanimously in favor (Lori Clark, Ernie Dodd, Steve Quinn, Len Golder, Margaret Costello, Mark Jones (Voting Associate Member)- Yea).

Arbor Glen Minor Modification Decision Deliberation

The Board discussed language around signage, noting that although homes at Arbor Glen are zoned industrial, the entrance is residential. The Board agreed that a condition in the decision should be amended to read that upon replacement of the non-conforming sign at Arbor Glen Drive, the sign shall be reduce to a 3 square foot sign. Lori Clark added that a finding should state that during the public hearing, input was heard regarding public safety concerns and the need for visual cues identifying Heather Lane as an entrance to a residential neighborhood.

Steve Quinn and the Board agreed that a condition in the decision should be amended to read that any future illumination of the sign will comply with the lighting bylaw.

Jesse Steadman said that a condition will be added to the decision stating that prior to commencement of construction a condo association vote was held.

Ernie Dodd moved to approve the minor modification for the Arbor Glen Active Adult Neighborhood and Erosion Control Special Permit and Site Plan Approval for the addition a sign and landscaping.

Len Golder Seconded.

VOTED: 6-0 Unanimously in favor (Lori Clark, Ernie Dodd, Steve Quinn, Len Golder, Margaret Costello, Mark Jones (Voting Associate Member)-Yea).

Jillian's Lane Subdivision Modification Decision Endorsement

Meeting Adjourned.

Respectfully Submitted,

Valerie Oorthuys